EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND POSSIBLE VOTE CONCERNING A PROPOSED LOT CONSOLIDATION OF THE PROPERTIES LOCATED AT 424 & 426 S PATRICIA AVE ALONG WITH THE UNADDRESSED PARCEL BETWEEN THE TWO

DATE: OCTOBER 6, 2026

SUBMITTED BY: RYDER PARKHILL

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The subject land was part of the initial founding of the City of Nixa in 1902. The structures on 424 & 426 S Patricia Ave were constructed in 1999 and 1989 respectively. 424 S Patricia was platted as Lot 2 of Arterberry Minor Subdivision in June of 2021. There is an unaddressed and undeveloped lot between 424 & 426 S Patricia. Both Lots to the South of 424 S Patricia are unplatted.

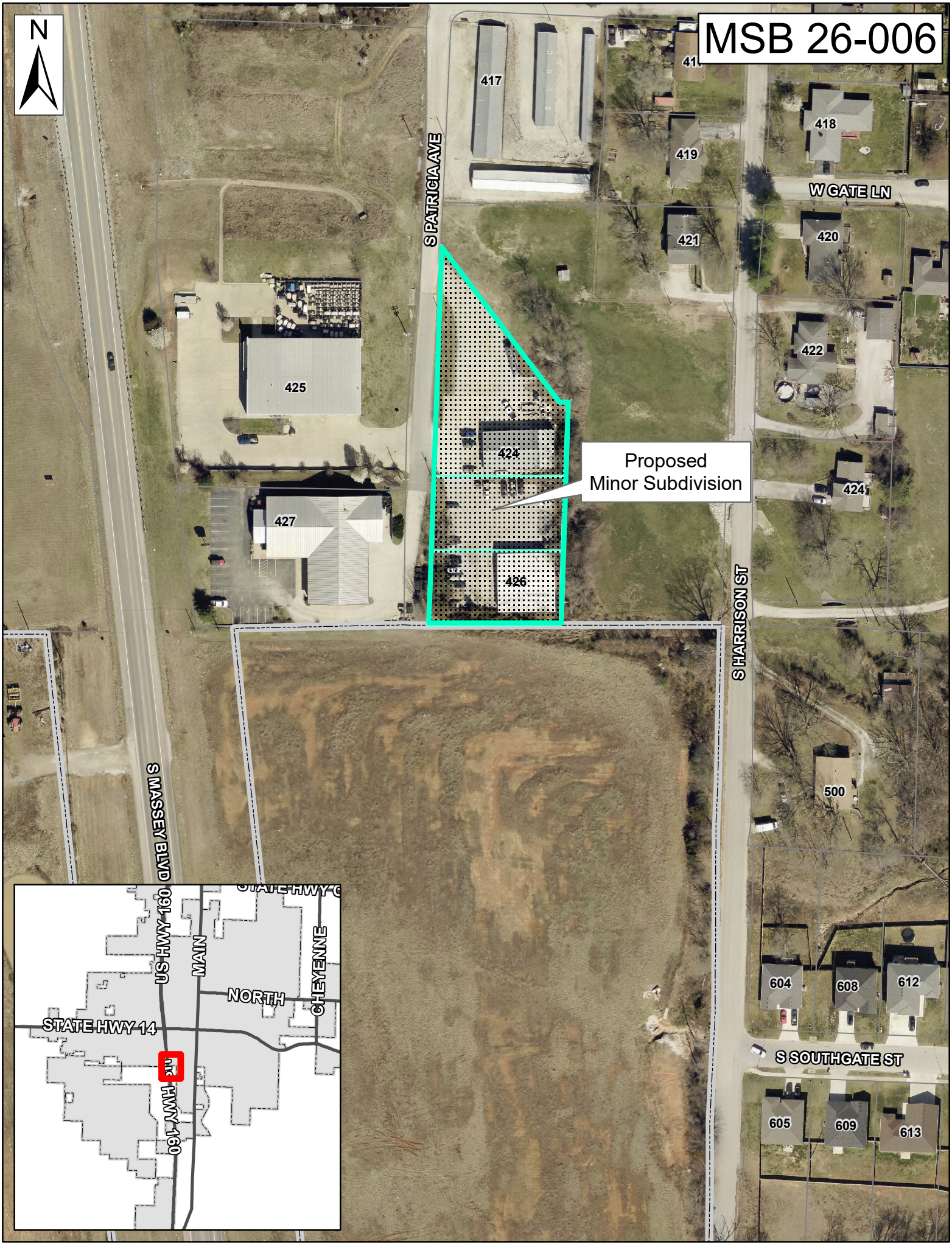
Analysis

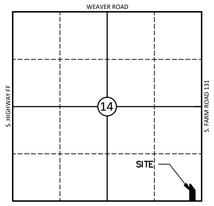
The proposed Lot Consolidation would remove two property lines: the South side-yard property line of 424 S Patricia and the North side-yard property line of 426 S Patricia. The removal of these two property lines would create a single 1-acre parcel from three (3) existing lots. All three lots are currently zoned HC (Highway Commercial) and there is no proposed change in zoning. All Nixa municipal utility services (Water, Sewer, & Electric) are present and active.

The intention behind the proposed Lot Consolidation is to construct an addition to the existing buildings that would connect both structures. Removal of the lot lines would effectively eliminate the side-yard setback between the lots to allow for a single large building to better accommodate growing business.

Recommendation

The proposed lot consolidation conforms with Nixa City Code Section 115- Minor Subdivision Approval and Section 117: 277 – Dimensional Standards. Staff recommends approval of this minor subdivision.


MSB 26-006
N
417
418
419
W GATE LN
420
421
422
425
424
Proposed
Minor Subdivision
424
427
426
S PATRICIA AVE
S HARRISON ST
S MASSEY BLVD
500
604
608
612
S SOUTHGATE ST
605
609
613
US HWY 160
MAIN
NORTH
CHEYENNE
STATE HWY 14
HWY 160



LOCATION MAP

APPROX. SCALE: 1" = 2000'

SECTION 14
TOWNSHIP 27N
RANGE 22W

GRID NORTH
MISSOURI STATE PLANE
CENTRAL ZONE
NAD83 2011

REPLAT LOT 2 ARTERBERRY MINOR SUBDIVISION

RECORDER'S STAMP

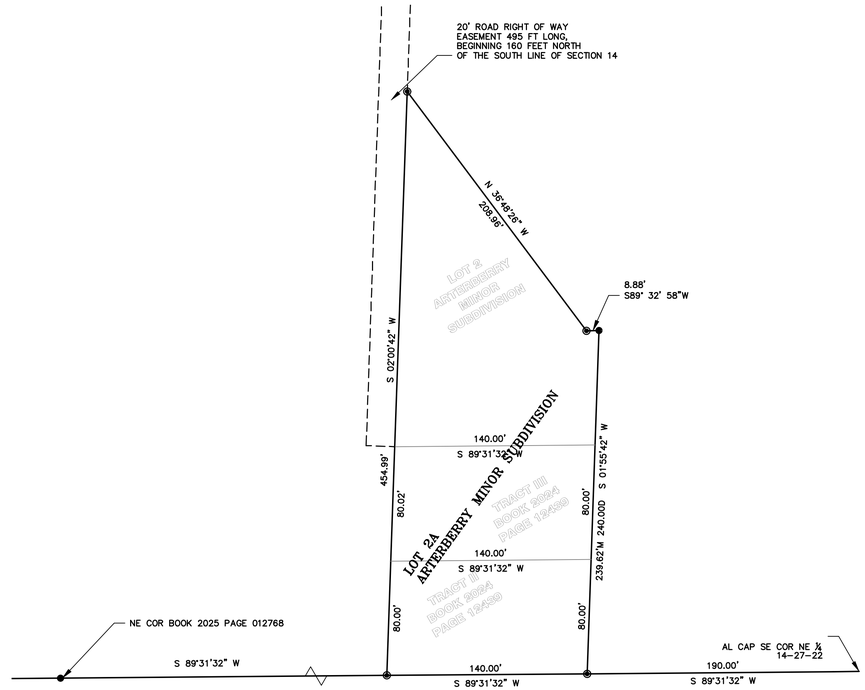
LEGEND

- ● = EXISTING IRON PIN EXCEPT AS NOTED
- ■ = EXISTING SQUARE BAR PIN
- ◉ = 3/4" IRON PIN SET CAPPED "2017010699"
- = POWER POLE
- = ANCHOR
- = LIGHT POLE
- = TELEPHONE RISER
- = WATER VALVE
- = WATER METER
- = STOP SIGN
- = TELEPHONE VAULT
- = ASPHALT
- = GRAVEL
- = CONCRETE
- = RIP-RAP
- = PAVERS
- (P) = PARKING SPACE QUANTITY
- (#) = SCHEDULE B EXCEPTIONS

LEGEND

EXISTING LINES –

- = PROPERTY/ROW LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = STORMWATER DETENTION
- = BUILDING
- —D— = STORMWATER OUTLET/CULVERT
- = EDGE OF ROAD
- = ROAD CENTERLINE
- —□— = FENCE



PROPERTY DESCRIPTION

ALL OF LOT TWO (2) ARTERBERRY MINOR SUBDIVISION SET FORTH IN PLAT BOOK I, PAGE 314, IN THE RECORDER'S OFFICE, CHRISTIAN COUNTY, MISSOURI

AND

A PART OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE4) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE TWENTY-TWO (22) WEST, THE BOUNDARIES BEING DESCRIBED AS BEGINNING AT A POINT 190 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE4) OF THE SOUTHEAST QUARTER (SE); THENCE NORTH 80 FEET; THENCE WEST 140 FEET TO THE EAST LINE OF A PRIVATE ROAD; THENCE SOUTH ALONG SAID ROAD 80 FEET; THENCE EAST 140 FEET TO THE POINT OF BEGINNING; ALSO THE RIGHT OF INGRESS AND EGRESS OVER THE PRIVATE ROAD ALONG THE WEST SIDE THEREOF, ALL IN CHRISTIAN COUNTY, MISSOURI.

AND

A PART OF THE SOUTHEAST QUARTER (SE4) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-SEVEN (27) NORTH, RANGE TWENTY-TWO (22) WEST, THE BOUNDARIES BEING DESCRIBED AS BEGINNING AT A POINT 330 FEET WEST AND 80 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE4) ON THE EAST LINE OF A PRIVATE ROAD; THENCE EAST 140 FEET; THENCE NORTH 80 FEET; THENCE WEST 140 FEET TO THE EAST LINE OF A PRIVATE ROAD; THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING; ALSO THE RIGHT OF INGRESS AND EGRESS OVER THE PRIVATE ROAD ALONG THE WEST SIDE THEREOF, AIL IN CHRISTIAN COUNTY, MISSOURI.

SOURCE OF DESCRIPTION

BOOK 2024 PAGE 12358
BOK2024 12439

LOT 2R PROPERTY DESCRIPTION

A PART OF THE NORTHEAST ¼ OF SECTION 14 TOWNSHIP 27 NORTH RANGE 22 WEST, FIFTH PRINCIPAL MERIDIAN. BEGINNING AT A POINT ON THE SOUTH LINE OF THE NE ¼ 190.00 FEET S89°31'32"W OF THE SE CORNER OF THE NE¼ OF SAID SECTION; THENCE N02° 00' 58" E 286.13 FEET; THENCE S89°31'58"W 8.88 FEET; THENCE N 36° 48' 26" W 208.98' THENCE S 02° 00' 42" W 454.99' THENCE N 89° 31'32" E 140.00 FEET TO THE POINT OF BEGINNING.

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

1. PLAT OF ARTERBERRY MINOR SUBDIVISION BOOK 1 PAGE 314
2. FINAL PLAT OF BALLIE DIESEL BOOK H PAGE 817
3. CHRISTIAN COUNTY GIS AND ASSESSOR'S RECORDS OF PROPERTY OWNERSHIP

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY AND I FREELY ADOPT THIS PLAN OF SUBDIVISION

_____
DATE / PARKHILL PROPERTY, LLC RYDER PARKHILL

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS.
COUNTY (AND/OR CITY) OF _____)

ON THIS _____ DAY OF_____, 202__, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____OF PARKHILL PROPERTY, LLC, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN REPLAT OF LOT2 ARTERBERRY MINOR SUBDIVISON IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

_____
SIGNATURE: NOTARY PUBLIC

_____COUNTY NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES: _____

COLLECTOR'S STATEMENT

I HEREBY CERTIFY ON THIS_____ DAY OF_____ 202__ THAT ALL TAXES OWED ON PARCEL 10-0.6-14-004-010-008.000 AND 10-0.6-14-004-010-010.000 AND 10-0.6-14-004-010-0011.000 HAVE BEEN PAID ON --- DAY OF ---------- 202_

_____
COUNTY COLLECTOR, CHRISTIAN COUNTY, MISSOURI

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH SUBPART B OF THE NIXA CITY CODE,AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY OF NIXA PLANNING AND ZONING COMMISSION,SUBJECT TO IT BEING RECORDED IN THE CHRISTIAN COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

_____
Date/Municipal Planner

SURVEYOR'S DECLARATION

TO: PARKHILL PROPERTY, LLC
RYDER PARKHILL

I,MARK C. YOUNG, PS, PE HEREBY DECLARE THAT I PREPARED THIS PLAT OF SURVEY FROM AN ACTUAL SURVEY OF THE LAND WHICH I COMPLETED AUGUST 4, 2026. CONDITIONS DEPICTED ON THIS SHEET ARE SHOWN AS THEY EXISTED ON THAT DAY. CORNER MONUMENTS SHOWN AS SET WERE SET BY ME OR UNDER MY PERSONAL SUPERVISION. TO THE BEST OF MY KNOWLEDGE THIS SURVEY MEETS THE REQUIREMENTS OF THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

_____
MARK C. YOUNG, PS 1811

AREA
1.0 ACRES
44601 SQ. FT.

THE SURVEY SHOWN HEREON MEETS OR EXCEEDS MINIMUM STANDARD DETAIL REQUIREMENTS FOR ATLA/NSPS LAND TITLE SURVEYS AND FOR THE MISSOURI STANDARDS FOR URBAN CLASS PROPERTY.

THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29043C0066D, EFFECTIVE 11/02/2023.

DRAWN BY:	MCY
FIELD DATE:	JULY 30 - AUGUST 4 2026
FIELD PERSON:	MCY
JOB FILE NAME:	2026-013 LIFTED AND LOWERED GOLF CARTS

PARKHILL PROPERTY, LLC
425 S. PATRICIA AVE
NIXA, MISSOURI 65714

YOUNG ENGINEERING
Working Today to Engineer a Better Tomorrow
2136 W CHESTERFIELD BLVD, STE D202
SPRINGFIELD, MO. 65807
M-F 9AM-5PM PHONE: 417-633-7696

MARK C. YOUNG
REG. LAND SURVEYOR
MISSOURI LS-1811

STATE OF MISSOURI
MARK C. YOUNG
NUMBER LS-1811
PROFESSIONAL LAND SURVEYOR